



# HILL EAST PHASE II

BLOCKS C, E, H

**R13 COMMUNITY PARTNERS**

Community Presentation • May 20, 2021



# DEVELOPMENT TEAM



*Evens Charles  
Frontier Development  
& Hospitality Group\**



*Geoff Flournoy  
BRP Companies*



*Meredith Marshall  
BRP Companies*



*Anthony L. Wash  
A. Wash Associates\**



*Henok Tesfaye  
U Street Parking\**



*Casey Stringer  
Broughton Construction\**



*Harvey Yancey  
H2 Design Build\**



*Andrea Thomas  
United Planning  
Organization*



*Babatunde Oloyede  
MHCDO*



100% Minority Development Team | Majority CBE Ownership | 100% CBE Design Team | Ties to the Community

# DEVELOPMENT PARTNERS



Yvette M. Alexander  
Y. Alexander & Associates

Y. Alexander & Associates



J.R. Clark  
Squire, Patton, Boggs



Bo Menketi  
Menkiti Residential\*



Kyrus Freeman  
Holland & Knight

Holland & Knight



Thomas Penny  
Donohoe Hospitality



Stephanie Williams  
Bozzuto Management



Kevin Brown  
Montage Development\*



Rohan Mehra  
Prusik Group



Bryan Embrey  
Whiting-Turner



Matt Schagrin  
Common Living



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# DESIGN TEAM



Thomas Gallas  
Torti Gallas Urban\*  
Architect/Master Planner



Sarah Alexander, AIA  
Torti Gallas Urban\*  
Architect/Master Planner



Michael Marshall  
Michael Marshall Design\*  
Architect/Master Planner



Peter Fillat, III AIA  
Fillat + Architecture\*  
Architect/Master Planner



Mamo Assefa  
Delon Hampton\*  
Civil Engineer



Abdullah Ayazi, LEED AP  
Global Engineering Solutions\*  
MEP



Vassil Draganov  
Silman\*  
Structural



Sharon Bradley  
Bradley Site Design\*  
Landscape Architect



Iris Amdur, LEED AP  
GreenShape\*  
Sustainability



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# FRONTIER DEVELOPMENT AND HOSPITALITY GROUP



**A strategic, risk-managed, value-creation firm with a double bottom-line approach, that enhances communities where it invests, all the while delivering sound economic returns to its investors and capital partners.**

Diverse portfolio of hospitality and multi-family investments in urban and secondary markets across six states.

Team brings 125 years of collective tenure and over \$3.5 billion of executed real estate transactional experience.

Hospitality experience includes the development and capitalization of over \$200 million of quality lodging assets that carry flags by major international brands such as Marriott, Hyatt, Hilton and IHG.



The Westin Baltimore Washington



Fairfield Inn & Suites by Marriott  
Atlanta Downtown



DoubleTree by Hilton Largo - Washington DC

**Black Enterprise  
Largest 100  
Black Owned  
Businesses in the  
Nation 2019**

**Outstanding  
Entrepreneur  
Award**

Presented by the  
Caribbean American  
Heritage 2019

**Deal of the  
Year Award**

DoubleTree by Hilton  
Largo, MD, presented  
by NABHOOD 2016

**Entrepreneur  
of the Year**

Awarded by  
NAMD 2010

**Outstanding  
Hotelier Award**

Presented by the  
Asian American  
Hotel Owners  
Association 2010

**Hotel Owner  
of the Year  
Award**

Presented by  
NABHOOD 2009



# BRP COMPANIES



## Building for Better: Brick by brick. Building by building. Block by block.

At BRP Companies, we're committed to raising the bar for real estate. Every day, we bring a holistic, thoughtful approach to each project - developing equitable, sustainable solutions that benefit tenants, investors, and everyone in between.



Geoff Flourney



Meredith Marshall



La Central



The Crossing at Jamaica Station



National Urban League

**Ranked #3**

Most Active NYC  
Developer of 2020  
by The Real Deal

**\$3.7B**

Active Portfolio

**4,700**

Total Units  
Completed or Under  
Development; 3,000  
Units in Pipeline

**615K**

Square Feet of  
Community Facility  
and Retail Space Built  
or Under Development

**3,200+**

Jobs Created in  
Under served  
Neighborhoods

**14 Year  
Joint-Venture  
Partner with  
Goldman Sachs**





# CREATING TRANSFORMATIVE NEIGHBORHOODS





# "A PLACE FOR ALL PEOPLE"



Our plan for **HILL EAST** will provide residents and guests with **COMFORTABLE** and **SAFE PLACES** to **LIVE** and **REST, SOCIALIZE** with neighbors, and **ENGAGE IN HEALTHY LIFESTYLES**.



# A VIBRANT NEIGHBORHOOD







# HEALTHY ACTIVE LIVING

PARKS • PLAYGROUNDS • RETAIL • GROCER



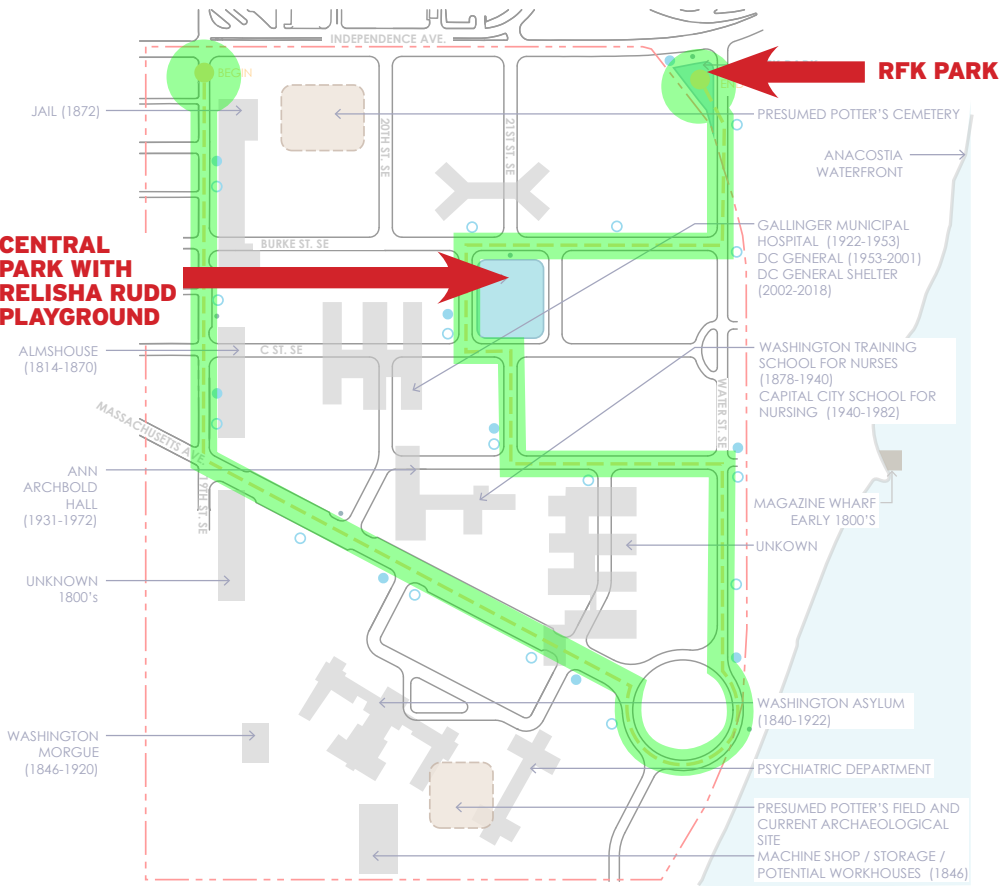
# RFK MEMORIALIZATION | RELISHA RUDD PLAYGROUND



Yvette Alexander and Relisha Rudd's Mother



## HILL EAST HISTORY AND CULTURE WALK



• CULTURAL TRAIL SIGNAGE



• TRAIL MARKER



• ART



• HISTORICAL NAMESAKE DEDICATION



An aerial night rendering of a sustainable urban development. The scene features a large, modern, multi-story building complex with illuminated windows and balconies. In the background, a large, circular stadium with a retractable roof is visible. The foreground shows a mix of green spaces, including a park with a red sculpture and a playground, and a street with cars and trees. The overall atmosphere is one of a vibrant, modern community.

# **A SUSTAINABLE AND RESILIENT COMMUNITY**

**LEED PLATINUM**

**LEED ND**

**NET ZERO READY**

**LOW IMPACT  
STORMWATER  
DESIGN**



## DEVELOPMENT PROGRAM

# RENTAL HOUSING

Marketing/Management Partner



- 1,005 Rental Units
- 334 Affordable Units Complying with AWI Act and §10-801 (33%)
  - 184 units at 30% MFI
  - 150 units at 50% MFI
- 334 Middle Income and Workforce Housing Units at 80% MFI to Meet RFK Ideals (33%)
- 333 Market Rate Units (33%)
- 4 Resident Manager Units
- Studios, 1-3 BR Units Available at each Income Tier Evenly Disbursed Throughout

*Maximizing a Mixed-Income Community*  
*If You Work in DC, You will be able to Live in HILL EAST*





## DEVELOPMENT PROGRAM

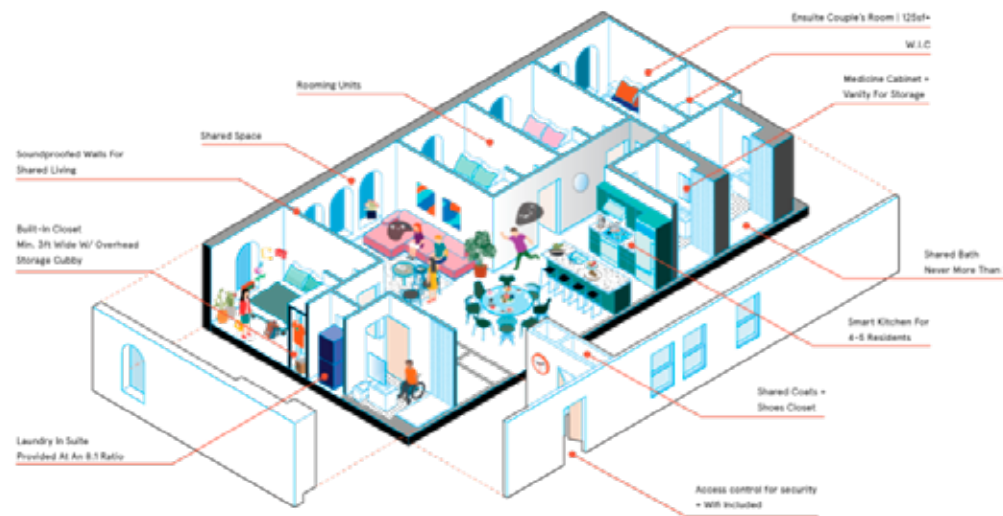
# CO-LIVING

Marketing/Management Partner



- **115 Co-Living beds**  
**35 Affordable (30%)**
  - 19 beds at 30% MFI
  - 16 beds at 50% MFI
- **80 Market-Rate Beds**
- **Fully Furnished**
- **Private Bedroom**
- **Shared high-end Kitchen**
- **Basic Supplies**
- **Free On-Site Laundry**
- **Free high-speed WiFi**
- **Weekly Cleaning**
- **Property Services**

*Housing with a More Flexible Lifestyle  
at an Affordable Price Point*





## DEVELOPMENT PROGRAM

# HOME OWNERSHIP

Marketing/Management Partner



- **126 For-Sale Units**  
**38 Affordable (30%)**
  - 19 units at 50% MFI
  - 19 units at 60% MFI
- **87 Market-Rate Units**
- **1 Resident Manager Unit**
- **Studios and 1-3 Bedroom Condo Units**
- **A Collection of 2-over-2s and Town Homes Available**

*Wealth Creation for Economic Stability and Independence*





## DEVELOPMENT PROGRAM

# HOSPITALITY



**DONOHUE**  
*Integrity and Vision Since 1884*

- Marriott Residence Inn Offering Extended Stay Apartment-Style Suites
- Lobby Bar and Lounge
- Restaurant
- Rooftop Lounge with Unobstructed Views of the Capitol and the Capitol Hill Neighborhood.

*Spearheading a Tourism Hub as  
Ward 7's First Cornerstone Hotel*



HOSPITALITY BRANDS  
THE DEVELOPMENT TEAM HAS WORKED WITH:





## DEVELOPMENT PROGRAM

# RETAIL



- Quality Grocery
- Essential Retail
  - Household Products
  - Restaurants
  - Fitness
  - Services (Banks, Health & Wellness, etc.)

*Responsible Retail that Meets the Needs of the Community*



**60K SF RETAIL  
W/GROCERY**

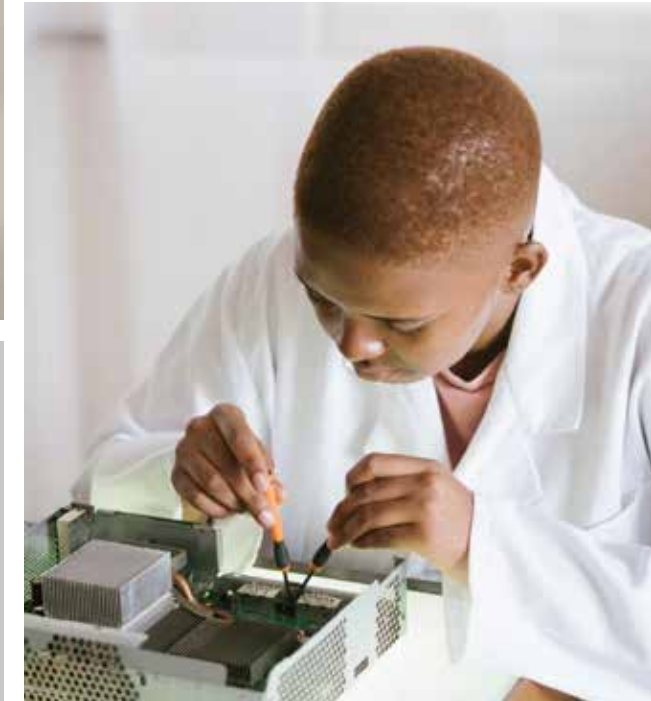
## GROCERY TENANTS THE DEVELOPMENT TEAM HAS WORKED WITH:







## LOCAL BUSINESS OPPORTUNITIES



# ECONOMIC GROWTH



## LOCAL EMPLOYMENT OPPORTUNITIES

## EDUCATION AND JOB TRAINING

THINK  
ABOUT  
THINGS  
DIFFERENTLY



# CREATING OPPORTUNITIES

## ***Retaining and Empowering Residents in the District***





MIX OF  
RETAIL AND  
COMMERCIAL



HOME GROWN  
DEVELOPMENT  
TEAM



LOCAL  
EMPLOYMENT  
OPPORTUNITIES



QUALITY  
HOUSING



EDUCATION  
JOB TRAINING  
AND  
JOB PLACEMENT



# COMMUNITY OUTREACH

We Have Met with Kingman Park Civic Association, Friends of Kingman Park, and ANC 7F





NEIGHBORHOOD  
BASED AMENITIES



LISTENING  
TO THE  
COMMUNITY



WORKSHOPS  
AND  
CHARRETTES



QUALITY  
HOUSING



REMEMBERING  
HISTORY AND  
CULTURE



COMMUNITY ENGAGEMENT



We Have Met with Kingman Park Civic Association, Friends of Kingman Park, and ANC 7F



Emerging Community / Destination

# BUILT ON INCLUSIVITY, EQUALITY AND BETTERMENT



A “Place for All People” Built by the People

Strong Community Alignment with Ward 7

100% Minority Development Team  
Led by all Native Washingtonians with  
Majority CBE Ownership as well as a  
100% CBE Design Team

Well Capitalized, Uniquely Qualified,  
and the Necessary Experience for  
Certainty of Execution

A Place for Inclusive Living Options with a  
Comprehensive Variety of Living Options

Signature Mid-Box Grocer with a  
wide Variety of Quality Retail

An Environmentally Sustainable  
and Resilient Neighborhood

4,000 New Construction and  
250 New Permanent Jobs

Incubator Space for Local Entrepreneurs,  
Start Ups and Job Training Facilities

**R13 COMMUNITY PARTNERS | YOUR PARTNER ON HILL EAST**



Emerging Community / Destination

**IF YOU WORK IN DC, YOU WILL BE ABLE TO LIVE IN HILL EAST**



**Q&A**

**R13 COMMUNITY PARTNERS | YOUR PARTNER ON HILL EAST**